

Hoffman Property

Traditional Neighborhood Development Red Hook, New York



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DC Planning Federation

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New Urbanism

- Planning and urban design that take their form from the structure and pre-automobile neighborhoods.
- Reduce sprawl
- Mixed housing types
- Traditional neighborhood structure
- Sustainability
- Enhance quality of life
- www.cnu.org



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Traditional Neighborhood Development (TND)

- Develop near existing neighborhood centers and Main Streets
- Focus on the pedestrian over the automobile
- Use existing infrastructure
- Compact site design
- Traffic calming street design
- Integration of parks and public spaces
- Architecture



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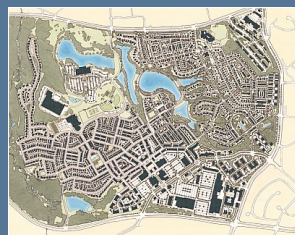
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Seaside, Florida



Kentlands, Maryland



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Zoning



§ 143-49.1. Traditional Neighborhood Development District.

(Added 7-12-2011 by L.L. No. 3-2011)
 (NOTE: This section incorporates design concepts and images from the "SmartCode" version 3.0.0 authorized by County Planner-C. J. Clark & Company.)

A. Purposes.

- (1) In conformance with the Town of Red Hook Comprehensive Plan, the purposes of the Traditional Neighborhood Development District (TND) District are as follows:
 - (a) To ensure that development adjacent to the Village of Red Hook is designed to conform to the Village's traditional compact, pedestrian-oriented and mixed-use neighborhood pattern.
 - (b) To extend greater opportunities for traditional community living, working, housing and recreation to residents of the Town.
 - (c) To provide more convenience in the location of retail, service and office uses scaled to serve the day-to-day needs of the TND residents and designed to create a traditional, walkable neighborhood with attractive landscaping and building design.
 - (d) To distribute a range of uses functions and open spaces within neighborhoods to enhance community identity and social interaction.
 - (e) To reduce traffic congestion and allow independence to those who do not drive by ensuring that ordinary activities of daily living occur within walking distance of most dwellings, and by creating a safe and vibrant environment.
 - (f) To create an interconnected network of narrow, tree-lined streets with sidewalks and paths that disperse traffic and reduce the length of automobile trips by offering multiple routes for vehicular and pedestrian traffic, and to provide for the connections of these streets to existing and future developments.
 - (g) To ensure that buildings and landscaping contribute to the physical definition of streets as public spaces.
 - (h) To provide a range of housing types and price levels to accommodate a variety of age and income groups and residential preferences.
 - (i) To ensure that new development in the TND District will be compatible with historic village building patterns and will create a strong sense of community identity and neighborhood feeling experienced in traditional rural settlements.
 - (j) To preserve the rural, historic and agricultural character of the Town by directing new development to areas adjacent to the Village of Red Hook, thereby creating distinct settlements surrounded by a greenfield of conserved lands.
 - (k) To provide employment opportunities for local contractors and builders.
 - (l) To make development decisions predictable, fair and cost-effective.
 - (m) To promote development in harmony with the goals and objectives of the Town of Red Hook Comprehensive Plan and Open Space Plan.
 - (n) To implement the recommendations of Greenway Connections: Greenway Compact Program and Outlets for Outdoors County Communities ("Greenway Outlets"), pursuant to § 143-144.1 of the Town of Red Hook Code.
- (2) In order to preserve the rural and agricultural character of the Town, development potential in the TND District may be increased under the Town's incentive zoning program as outlined in § 143-49.2, which is

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Town of Red Hook



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- Connection to the community
- Network of connected streets
- Detached wide sidewalks to facilitate convenient and safe movement throughout the neighborhood
- Tree lawn strip
- Primary garage access through alleys
- On street parking
- Placement of “civic” buildings on key sites to create landmarks and strong sense of place
- Consider placement of utilities

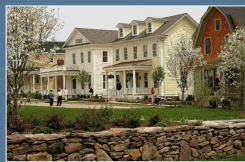
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Green



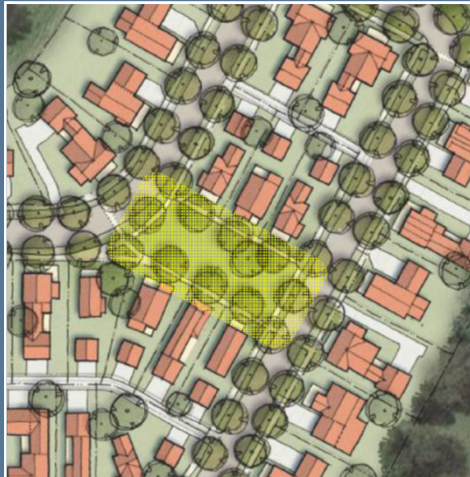
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Cottage Court



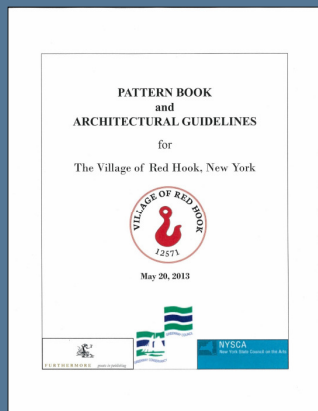
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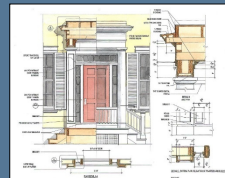
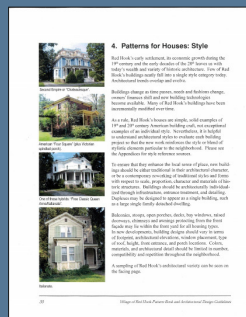


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Architecture



- Establishes the pattern language
- Provides guidelines on style, details and materials



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Architecture



- Architectural precedent from the surrounding region
- 360 degree architecture
- Architecture helps define the public realm
- Design should provide opportunities for residents to gather and connect with neighbors
- Architecture should convey people live here not cars



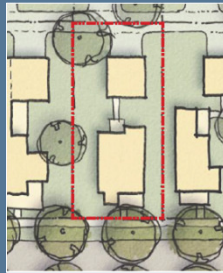
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Architecture



Cottage Home
1,200–1,500 Square Feet



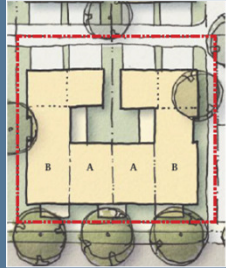
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Architecture



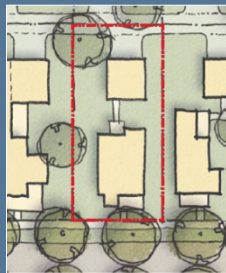
Townhome
1,600–2,000 Square Feet



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Architecture



Single Family Home
1,600–2,700 Square Feet



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Streetscape



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Result



Warwick Grove – Warwick, New York



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Going Forward

Opportunities

- Zoning
- Streamline the approval process
- Density bonuses for saving open space
- By-right provision of accessory uses



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Challenges

- Zoning
- Education
- Resistance to change
- Administrative complexity
- Flexibility
- Infrastructure



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